132.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,345,200 / 1,345,200
					USE VALUE:	1,345,200 / 1,345,200
					ASSESSED:	1,345,200 / 1,345,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNULTY JULIE
Owner 2:	ECKLES RYAN
Owner 3:	
Street 1:	72 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUM SUSAN M -
Owner 2:	-
Street 1:	72 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,418 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2808 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11418.000	653,800	5,100	686,300	1,345,200
Total Card	0.262	653,800	5,100	686,300	1,345,200
Total Parcel	0.262	653,800	5,100	686,300	1,345,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.06 | /Parcel: 479.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84802
GIS Ref:
GIS Ref:
Insp Date: 03/02/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	649,700	5100	11,418.	686,300	1,341,100	1,341,100	Year End Roll	12/18/2019
2019	101	FV	474,600	5100	11,418.	724,400	1,204,100	1,204,100	Year End Roll	1/3/2019
2018	101	FV	474,600	5100	11,418.	533,800	1,013,500	1,013,500	Year End Roll	12/20/2017
2017	101	FV	474,600	5100	11,418.	510,900	990,600	990,600	Year End Roll	1/3/2017
2016	101	FV	474,600	5100	11,418.	472,800	952,500	952,500	Year End	1/4/2016
2015	101	FV	449,100	5100	11,418.	396,500	850,700	850,700	Year End Roll	12/11/2014
2014	101	FV	449,100	5100	11,418.	387,400	841,600	841,600	Year End Roll	12/16/2013
2013	101	FV	449,100	5100	11,418.	369,100	823,300	823,300		12/13/2012

!10291!

PRINT: Date 12/11/20 | Time 00:37:04

LAST REV: Date 09/08/20 | Time 14:48:51 | danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUM SUSAN M,	74122-48	1	2/12/2020		1,410,000	No	No		
	15502-277		4/1/1984		132,000	No	No		Raymond Lum dod 11/14/2015

USER DEFINED

Prior Id # 1:	84802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	519	Add Bath	21,000	C				
7/14/2010	828	Re-Roof	10,250					
9/1/2009	798	Renovate	48,000					
5/10/2002	653	Porch	45,000	O		G4	GR FY04	NEW FRONT PORCH-WI

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
3/2/2020	Meas/Inspect	DGM	D Mann
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11418		Sq. Ft.	Site		0	90.	0.67	10									686,286						686,300	

Total AC/HA: 0.26212 | Total SF/SM: 11418 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 686,286 | Spl Credit | Total: 686,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02393162
Const Adj.:	0.99989998
Adj $ / SQ:	133.098
Other Features:	116750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733002
Depreciation:	79164
Depreciated Total:	653838

COMMENTS

OTHER FIXTURE - KITCHENETTE 3RD FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

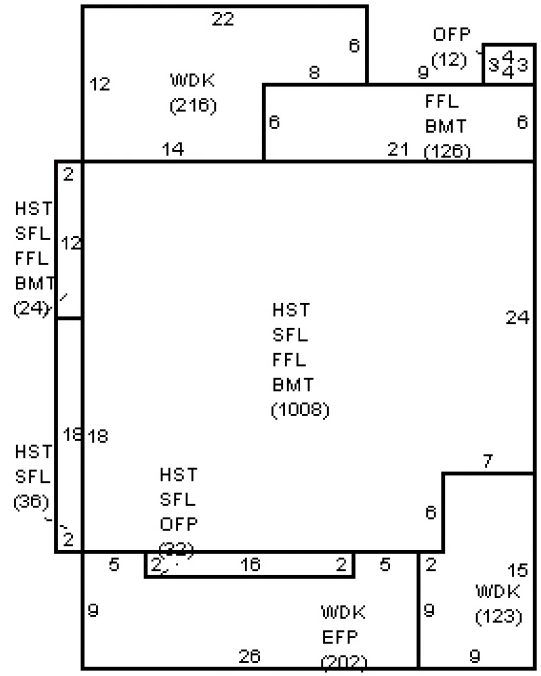
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.02
Special Features:	0	Val/Su Net:	137.56
Final Total:	653800	Val/Su SzAd	232.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,158	39.930	46,238
FFL	First Floor	1,158	133.100	154,127
SFL	Second Floor	1,100	133.100	146,408
HST	Half Story	550	133.100	73,204
WDK	Deck	541	7.850	4,246
EFP	Enclos Porch	202	40.700	8,221
OFP	Open Porch	44	44.000	1,936
	Net Sketched Area:	4,753	Total:	434,380
Size Ad	2808	Gross Are	5303	FinArea 2808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100